

11/22/05

Project Narrative: The Peaks, Business Park
614-PA-2005**Overview:**

Investment Equity Development (the Developer) has purchased, and plan to develop approximately 16.95 acres, south and east of the intersection of Pinnacle Peak Road and Miller Road. The property's underlying zoning is C-O, per case 23-ZN-1990, and attached stipulations. The site is subject to the Environmentally Sensitive Lands Ordinance / Lower Desert Landform.

A preliminary plat for a ten lot subdivision was recently approved for this site, per case 24-PP-2004. The subdivision plat will not be recorded.

Context:

An existing shopping center is located at the SEC of Pinnacle Peak Road and Miller Road, immediately adjacent to this site. To the east of this site is a single family subdivision, a City park, and an elementary school. To the south is a residential subdivision. Directly west of this site, across Miller Road, is the former Rawhide site, which is currently being master planned as "Silverstone". Preliminary plans for Silverstone indicate single-family homes, and a supervised care center will be developed along the west side of Miller Road.

Project Description:

The property will be developed in a single-phase, as one and two-story condominium office buildings, geared toward professional users. The two-story buildings will contain a single basement level parking garage. Basement level parking will be owned by condominium unit owners, and will include automated, controlled access. Other site improvements will include utility infrastructure, surface parking, parking canopies, landscaped areas, required NAOS, and an outdoor plaza amenity space between two-story buildings. In addition, the developer plans a centrally located sculpture and landscape / waterscape feature. All buildings planned on this site will be developed in conformance with the stipulations of zoning case 23-ZN-1990, including the NAOS buffer and one and two story building setback limits set forth. Final development of the plaza area, sculpture / waterscape feature and entry wall elements will be returned at a later date for staff or DRB review and approval.

The single-story buildings, or portions thereof, will be sold to individual buyers as fee-simple units, and the two-story buildings will be sold as condominium units. Common areas (outside usable building envelopes) including parking lots, landscaping, art features, amenities, NAOS and common amenities will be granted to the property owner's association. Maintenance of common areas will be the perpetual responsibility of the property owner's association.

This office park site has residential neighbors to the east and south, and potentially to the west, in the proposed Silverstone development. As such, we chose to avoid a corporate architectural style, but rather, design architecture and a color scheme that would be found compatible with the context established by our neighbors, and appropriate to the ESL district.

Open Space:

Open space has been carefully designed to place NAOS areas as generous buffers toward adjacent residential uses. The original master plan for this site, which included the adjacent shopping center, provided an NAOS budget. A portion of NAOS required for the shopping center is accommodated on this site. A summary of NAOS requirements for the combined sites is included with this submittal. In order to soften the Miller Road frontage to the project, the Developer has elected to provide the full 35 foot front yard setback, where a 20' setback would have been allowed.

Access:

Primary access to this project is a driveway entrance from Miller Road, where a median break with left turn lanes will be provided. The Developer has met with representatives of the City of Scottsdale and the planners of the Silverstone project (across Miller Road), to agree on a mutually acceptable alignment of driveways. The Developer will request that the City of Scottsdale allow a traffic signal at this location. A secondary means of access to this site will be taken at the north end of the site, via an existing driveway, to be shared with the adjacent shopping center, via an existing 40' access easement. In addition to the two points of access to public streets, the Developer, and the owner of the adjacent shopping center have agreed to connect a sidewalk and driveway between the two projects. This will facilitate vehicular access between these compatible uses, without need to enter the adjacent public streets, and will encourage pedestrian activity between the two developments.

Project Data

NET SITE AREA:	Parcel 1 275,275 s.f. (6.3 Ac.) Parcel 2 758,415 s.f. (17.4 Ac.) Total 1,033,690 s.f. (23.7 Ac.)
PARCEL 2 ZONING:	C-01.3L
BUILDING HEIGHT ALLOWED:	35' 0"
BUILDING HEIGHT PROVIDED:	35' 0"
GROSS BUILDING AREA (offices):	256,863 s.f.
NET BUILDING AREA (offices):	187,757 s.f.
GROSS GARAGE AREA (garage):	78,322 s.f.
VOLUME RATIO:	9,323,788 c.f.
FLOOR AREA RATIO ALLOWED:	800
FLOOR AREA RATIO PROVIDED (offices):	385
SITE YIELD (offices gross s.f. - no garage):	385
PARKING REQUIRED:	988 spaces
PARKING RATIO REQUIRED:	3.33 : 1,000 s.f.
PARKING PROVIDED:	925 spaces (850 surface spaces + 75 in garage)
Asymmetry:	28 spaces (4 in garage) @ 45 ft required
Views:	12 spaces
Biopne:	12 spaces (88 required)
PARKING RATIO PROVIDED (gross):	4.37 : 1,000 s.f.
PARKING RATIO PROVIDED (net):	4.81 : 1,000 s.f.
OPEN SPACE REQUIRED:	267,514 s.f. (Parcels 1 and 2)
OPEN SPACE PROVIDED:	273,828 s.f. (Parcels 1 and 2)
LANDSCAPE REQUIRED:	52,868 s.f. (Parcels 1 and 2)
LANDSCAPE PROVIDED:	102,444 s.f. (Parcels 1 and 2)

DEDG

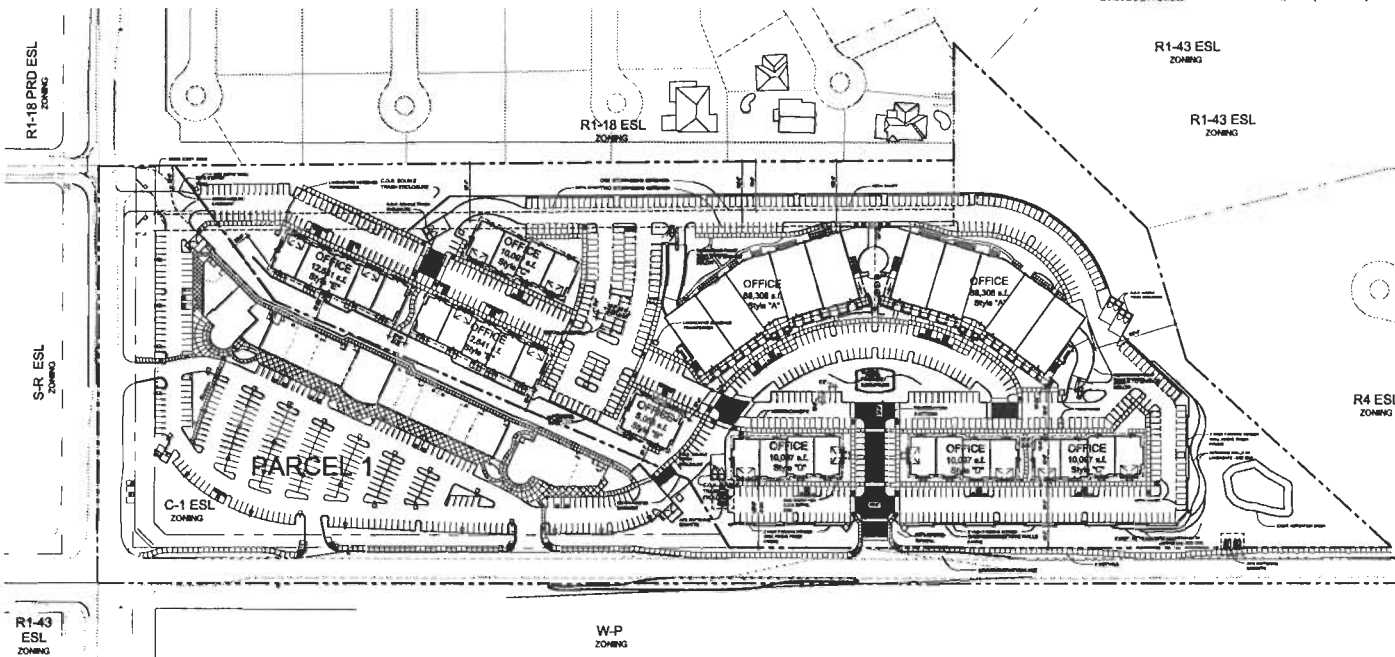
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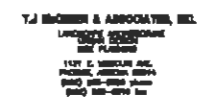
CASE #014 - PA - 05
Second Staff Submission

DFDG Project # 0516.01

SITE PLAN

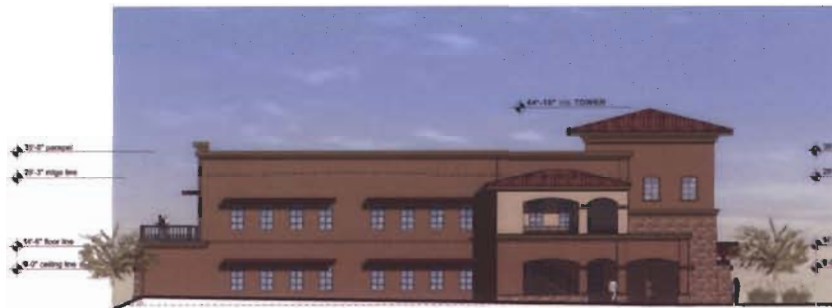
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Sheet Number

104-DR-2005
REV: 1/26/2006





west elevation - building 'A'



north elevation - building 'A'



south elevation - building 'A'



east elevation - building 'A'



typical elevations - building 'B'



typical elevations - building 'C'



typical elevations - building 'C'

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THE PEAKS | BUSINESS PARK

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typical elevations - building 'D'



typical elevations - building 'D'

typical elevations - building 'E'



typical elevations - building 'E'